



WESTERN WEBER COUNTY TOWNSHIP PLANNING COMMISSION

PLANNING MEETING AGENDA

April 10, 2012

5:00 p.m.

1. **Minutes:** Approval of the March 13, 2012 meeting minutes
2. **Consent Agenda:**
 - 2.1. **LVR030912** Consideration and action for final approval of Rock Subdivision (2 Lots) and a request for a deferral of curb, gutter, and sidewalk; and the vacation of Lot 60 of Woodland Estates Subdivision Unit #3 located within the Residential Estates RE Zone located at approximately 2714 Bonneville Terrace Drive (Rock Allen, Applicant)
3. **Public Comments:**
4. **Planning Commissioner's Remarks:**
5. **Staff Communications:**
 - 5.1. **Planning Director's Report:**
 - 5.2. **Legal Counsel's Remarks:**
- Adjourn:** Adjourn for a Work Session
6. **Work Session Agenda Items:**
 - WS.1. **ZTA2012-04** Presentation of the Weber County Zoning Ordinance Agricultural A-1, A-2 and A-3 Zones

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. Work Session may be held in the Breakout Room.

A pre-meeting will be held in Room 108 beginning at 4:30 p.m. – No decisions are made in this meeting



Minutes of the Western Weber County Planning Commission held March 13, 2012, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Roll Call.

Present: Doug Hansen, Chair; Wayne Andreotti; Brenda Meibos; Andrew Favero; Janette Borklund; Ryan Judkins; John Parke

Excused/Absent:

Staff Present: Robert Scott, Planning Director; Justin Morris, Planner; Sean Wilkinson, Planner; Kary Serrano, Secretary

Pledge of Allegiance

Roll Call:

1. **Minutes:** Approval of the February 14, 2012 meeting minutes

MOTION: Chair Hansen declared the meeting minutes approved as written.

2. **Consent Agenda:**

- 2.1. **DR2012-02:** Consideration and action for approval of a site plan of a large accessory building located at 3071 S 3500 W in the Agricultural A-2 Zone (Val Sanders, Applicant)

MOTION: Commissioner Favero moved to approve consent agenda item DR2012-02. Commissioner Meibos seconded the motion. A vote was taken and Chair Hansen said the motion carried with all members present voting aye. Motion Carried (7-0)

3. **Petitions, Applications and Public Hearings:**

Old Business:

- 3.1. **ZO-2010-10:** Consideration and action for approval of staff amendments to the Weber County Zoning Ordinance Chapter 1 (General Provisions), Chapter 9-A (Shoreline Zone (S-1), Chapter 23 (Supplementary and Qualifying Regulations), Chapter 24 (Parking and Loading Space, Vehicle Traffic and Access Regulations), Chapter 29 (Board of Adjustment), Chapter 31 (Administration), and Chapter 36-B (Hillside Development Review Procedures and Standards) regarding the Weber Board of Adjustment.

Sean Wilkinson reviewed the staff report and indicated that both Planning Commissions have reviewed this with recommendations and they have taken this to the Board of Adjustment where they had a couple of issues that needed clarification. The Board made some minor changes to Chapter 23 Special Exceptions and after talking to our Legal Counsel, we are recommending that the language stays as it is. The next issues was the Special Exceptions that was moved to Chapter 23, that include Flag Lots, access by Private Right of Way, and access at a location than across the front lot line. These were listed separately but now have created a section that governs the technical requirements and they met with the Fire District and Engineering Division and updated those technical standards. Along with that they made a change that goes along with the Agri-Tourism Ordinance and they have now included agricultural parcels that have bonafide agricultural uses can have access by a private right of way rather than requiring frontage on a road.

Sean Wilkinson said in addition to that, there are some changes to Chapter 1, Chapter 36B, Chapter 9A, and Chapter 24, they made several amendments. In Chapter 1, in Section 1-1 they have added appeal authority rather than Board of Adjustment because they have more than one appeal authority in the county and they have amended the definition of appeal authority to comply with that. In Section 1-4 this has been changed to the Board of Adjustment, so if there is an issue that needs clarification and that should go to the Board and give an interpretation and you can take that interpretation and apply it. They have amended the definitions and added Land Use Authority and these changes will help to make it clear who is the land use authority and who is the appeal authority. In Chapter 9A, they have amended the language to indicate that the County Engineer should be the authority in that case. In Chapter 24, this has been changed to Land Use Authority and they are proposing that staff will be the Land Use Authority over those decisions. If someone wanted to appeal on one of those special exceptions, that appeal would go to the Board of Adjustment. Those are the changes that were not in the last meeting.

Commissioner Favero asked all the language that has been crossed out, then it's going to be taken from Chapter 29, and is that sort of a streamline of that chapter. Mr. Wilkinson replied yes all the language that is crossed out will be removed, it is and the purpose was to bring that chapter into conformance with state code, that is why they have added certain things like the variance and appeal section and they completely removed the special exceptions because state code does not mention that as far as the Board of Adjustment goes, it's strictly variances and appeals.

Chair Hansen asked if we wanted as a county to put in exceptions, we still could or do they still have to maintain with state code. Mr. Wilkinson replied as far as the actual criteria, it is best to stick with the state code, what way there is no question as to who is governing the state or county language there, and if they start getting away from that, it just opens up some legal issues that they don't want get into. In the language, it basically addresses the state criteria but it wasn't specific and they wanted to make sure that they were inline and it now follows state code.

Chair Hansen asked do you want to talk about the finish surface on the road as mentioned. Mr. Wilkinson replied the Ogden Valley Planning Commission heard this a few weeks ago, their only recommendation was that we define finished surface. Their question was is the finished surface concrete, asphalt, road base, gravel, or what. We informed them that it could be any of those things as long as they meet the standards that they have to meet. So they asked us to further clarify that, so that there is not a specific surface that has to be, but whatever surface it is has to meet the technical requirements. So they will do that and present that to the County Commission.

MOTION: Commissioner Borklund moved to recommend to the County Commissioners as stated with the proposed changes as mentioned as by staff. Commissioner Andreotti seconded the motion. A vote was taken and Chair Hansen said the motion carried with all members present voting aye. Motion Carried (7-0)

New Business

- 3.2. LVA052610:** Consideration and action for revised preliminary approval of the Allen Horseplay Cluster Subdivision (13 Lots), within the Agricultural A-1 Zone located at approximately 2200 S 3500 W (Vaughn Allen, Applicant)

Justin Morris reviewed the staff report and said this was previously brought before at 13 lots, the new configuration combines two lots and moves the access over, reduces the sizes of the lots, and also removes this access here, in addition the internal lot-lines configuration and removal of one lot, they are proposing a phasing plan with Phase 1 including Lots 1-7 and the entire open space, and Phase 2 would be Lots 8-13. All the reviewing agencies have responded with no significant concerns. Staff recommends approval of the phasing plan and the revised preliminary.

Commissioner Judkins asked can you explain to me on this cluster subdivision, what is the total amount of acres. They want to put in 13 lots and one acre minimum, but how much open space is left on that. Mr. Morris replied the total amount of acres is 12.67 acres and that's 40,000 sq. ft for that, and 30% open space is required so it's about 47% of the total area of the subdivision and the minimum required in the agricultural zone is 30%. As far as the numbers derived is 40,000 sq. ft and there are some bonuses that are associated with cluster subdivision, so they do get a little more than the number of lots that would be allowed if this were to be divided up into 40,000 sq. ft. lots.

Bruce Nelson, Contractor, representing applicant, said he was totally not prepared but when he met Mr. and Mrs. Allen on this, they informed him that they were letting go of this one access here and instead of having two accesses they would just have one. That was the only discussion that they gave to him, and he didn't have a lot of information to offer but he might be able to answer some of your questions.

Commissioner Favero asked if he had any idea what the reasons for the changes were. Mr. Nelson replied he is modifying a lot of the areas where the animals are now out and wondering around, so he felt if this one access was bigger and more isolated and didn't want to because he is modifying a lot of the arena areas. That was the explanation given to him.

Commissioner Borklund asked this access here is the one that they are actually using that now. Mr. Nelson replied yes, they are actually using this access and that access now, and what Mr. Allen was saying that this access would close and become a part of the lot in Phase 2.

Commissioner Judkins asked right now there are two right on that wall is that correct. Mr. Nelson replied if he was talking about this one but he was just focused on these two. As far as the plan would be concerned if you approve it, the only access would be right there.

Commissioner Meibos asked do these building that he uses to house horses and things like that, is that something that people outside the subdivision would rent and so that is the access to those buildings right there, so is it wide enough for two, if one is coming out and one going in. Mr. Morris replied the way this was explained all that the public use portion would go in and this was the sole benefit of the lot owners. He was not sure if the applicant had changed his mind on that and he would make sure there was more clarification on that before it would go for final and as far as he was aware these amenities were for the sole benefit of the people living there and not for the public any more. It wouldn't be a public riding arena as it is now.

Commissioner Parke asked don't they need to find out about public part on that. Mr. Nelson replied with seven lots especially, and he didn't know with the six when and if they would be developed because his involvement would be with the seven lots. He has never eluded that the public portion would not continue on, and the thought that this would be a cluster subdivision and there would only be 13 owners and that would have a lot more capacity and he thinks the applicant would like to utilize that.

Chair Hansen said that's a good comment, and he would agree that if it's public, what they have there now, two access areas and that's three and that would give plenty of room for access in and out especially if they have a lot of clientele, if it's just for homeowners than one would be sufficient.

Rob Scott said that this is an issue for the Fire Marshal, and unfortunately they don't have a recommendation from them so we need to communicate with them and if they are satisfied that a 24 foot wide width is sufficient then they would certainly tell us. What they could potentially do with that one on the north side, could leave an easement there or could end up being a fire access or something along those lines. This is a preliminary so one of the things that you could do, is you could continue it as you talked about or possibly approve it subject to the Fire Marshal's stipulations.

Commissioner Judkins asked if this area that is being maintained as open space, is not part of this HOA and he's still gaining commercial benefit off of that property. Mr. Morris replied our ordinance would not allow this to be maintained by something other than ownership when it's a common ownership like this. It's a benefit for those and it would be required to be maintained HOA and owned by the HOA. Their option is still there it's just unclear whether or not the HOA would be allow that to be kind of a public open space or a public park obviously more than a soccer field.

Commissioner Judkins said he was looking at that, he has his riding stables, he uses that for that arena area, and if that continues and it is something that the people are renting board and stuff on their horses and the stalls are using that, does that open up a liability to those people in the HOA. Mr. Morris replied so you think if the HOA decided that they would want to rent it, not sure what kind of liability that would go on. That would need to be part of this approval, when Reeves and Associates break down their bonus density, they did put one in there for public access 15%, and he recalled now that was something that he didn't want in the previous staff report that came to you on July 13, 2010 and was actually not included. There was only two items the 15% bonus for cluster subdivision and the Planning Commission determines to meet the intent, and then 10% for open space and access of the minimum required.

Commissioner Favero asked on Exhibit C, on your proposal Lot 11, there are two dwellings on that lot, do those two dwellings meet the lot size requirements? Mr. Morris replied that he didn't believe that one of the is a requirement for a dwelling because the couple live on 3500 West where there were two dwellings and it no longer meets the requirement for a home and they've taken out the kitchen and have it not turn into a home which is essential an accessory building at that point.

Commissioner Meibos said that we need answers as to what he intends to do with those buildings so she agrees with Commissioner Parke that this needs to be tabled so that the applicant can come and talk to us. She is also wondering about fire hydrants. Mr. Morris replied the fire hydrants is something that you wouldn't be able to dictate where those are, the Fire Marshal reviews those and stamps those on the plat as far as what their requirements are.

MOTION: Commissioner Parke moved to table this item until they can have the applicant here to obtain more information. Commissioner Borklund seconded that motion. A vote was taken and Chair Hansen said the motion carried with all members present voting aye. Motion Carried (7-0)

Rob Scott asked for clarification, your main concern is access. Chair Hansen replied that he has two main issues, one being access whether they need one or two for safety and the other is this a commercial enterprise or not. He would like some additional information from the Fire and Engineer to make sure these 24 feet seems to be appropriate.

4. **Public Comments:** No public comments.
5. **Planning Commissioner's Remarks:** Commissioner Parke would like to express his concern with the economy starting to improve and he would like for them to get back to the cluster subdivision ordinance before they have another Saddleback Estates presented to them. He would like to see that moved up on their calendar if they could. Mr. Scott replied as soon as we get through this Agri-Tourism Ordinance that is next on the list.
6. **Staff Communications:**
- 6.1. **Planning Director's Report:** No Remarks from Planning Directors report.
- 6.2. **Legal Counsel's Remarks:** No Legal Counsels Remarks.

Adjourn: **Adjourn to the County Commission Chambers for a Work Session**

7. **Work Session Agenda Items:**

WS.1. **Update & Discussion:** Agri-Tourism

Scott Mendoza said the last time we talked about this was on February 14, we got to Section 46-5 half way through the ordinance on page 6 of 11. At the Ogden Valley Planning Commission meeting that we had a week ago, we had a guest who was concerned about being too restrictive and on our previous meeting this Planning Commission talked about it being there. Commissioner Favero called me and after a discussion he asked him if he would be willing to come to the Ogden Valley Planning Commission meeting where he showed up and did a great job and shed a light on some of these standards. The discussion was very successful while Commissioner Favero was there and even afterwards, your presence was felt.

Scott Mendoza said let's go back to Page 5 of 11, down to the bottom on #7, "Uses and Activities and Products" and we have five standards:

- a. Ogden Valley Planning Commission chose to remove "and products"
The Western Weber Planning Commission agreed to remove "and products"
- b. Ogden Valley Planning Commission completely removed "Item b"
The Western Weber Planning Commission agreed to remove "Item b"
- c. Ogden Valley Planning Commission chose to remove "and products" and removed "roman numeral ii"
The Western Weber Planning Commission agreed to remove "and products and "Roman Numeral ii"
- d. Ogden Valley Planning Commission agreed with your suggestion to remove "Item d"
The Western Weber Planning Commission agreed to remove "Item d"
- e. Ogden Valley Planning Commission agreed with your suggestion that there could be an exception to include "agricultural equipment that can be sold" and he will make that more clear.
The Western Weber Planning Commission agreed to include the "agricultural equipment" and make it clearer by adding "the sale of motorized vehicles and agriculture equipment is prohibited with a Special Event Permit.

46-5 Agricultural Operation Designation: There were no changes here.

46-6 Permitted Uses/Activities Table: Page 7 of 11

Page 7 of 11: Uses/Activities: Ogden Valley Planning Commission has suggested coming up with new terms for Bed & Breakfast (B&B) and define them:

B&B Dwelling (2 Rooms)	New Term
B&B Hotel (20 Rooms)	New Term and limiting to 12 rooms.
B&B Inn (7 Rooms)	New Term

The Western Weber Planning Commission suggested combining B&B Dwelling and B&B Inn since they have the same categories into one. They were okay with having a 12 Room in on a 20-40 medium farm acre parcel. Glamping: The Ogden Valley Planning Commission suggested taking this down to a medium farm and the Western Weber Planning Commission agreed with them on that. Health Farm: This has limited to 12 rooms and taking this down to a medium farm and the Ogden Valley wanted that to be limited. The Western Weber Planning Commission agreed with them on that.

Scott Mendoza suggested looking through those uses and if you wouldn't mind studying this a bit and there is plenty of time.

Agriculturally Related Uses/Activities:

Community Garden/Rent-A-Row: The Ogden Valley Planning Commission asked that this be taken down to 5-10 Acre

The Western Weber Planning Commission suggested that this could be taken down to 3-5 Acres

Corn Maze: The Western Weber Planning Commission suggested that this could be brought down to 10-20 Acres (Small Farm)

Petty Farm/Zoo: The Western Weber Planning Commission suggested that this could be brought down to 3-5 Acres

Special Occasion Agri-Tourism: The Western Weber Planning Commission suggested that this could be brought down to (10-20 Acres) Small Farm.

Non-Agriculturally Related Uses/Activities:

Gift Shop: This can be done on (3-5 Acres)

Value Added (Product/Processing): This can be done on (3-5 Acres)

46-7 Use/Activity Standards and Limitations: All the underlined text is new, throughout this section, is limiting the number of these uses, and imposing some setbacks.

1. Farm Stay (Residential and Overnight Accommodation) Uses/Activities:

d. Glamping: Limited the number of tents, its one tent per five acres, and the Ogden Valley agreed to that. On Glamping they are regulating the density of the tents.

f. Conference/Education Center: Limit the number of rooms in a conference in this section of the Agri-Tourism section. This can be on a (40-80 Acres) and the Ogden Valley Planning Commission suggested that this be limited to 20 rooms maximum. The Western Weber Planning Commission agreed with them on that.

2. Agriculturally Related Uses/Activities:

c. Multi-Farmer Open Air (Farmer's Market) i.

The Western Weber Planning Commission suggested not limiting on the time on those months, but let the weather conditions determine the time frame.

3. Non-Agriculturally Related Use/Activities:

d. Gift Shop (Retail) The Ogden Valley suggested that (Market Garden, Family Farm, Small Farm) be limited down to 200 square feet maximum. The Western Weber Planning Commission agreed with them on that.

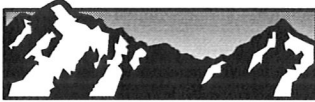
46-8 Signs: This is good as it stands. Mr. Mendoza suggested that they work with the State Tourism Office and ask them to spearhead creating Agri-Tourism Signs because at this conference they were talking about creating an Agri-Tourism Association. The Diversified Agriculture Conference they presented and he went out there and told them what the Planning Commission has been working on and there is a lot of positive interest. Monty Davis with Agri-Utah approached us and asked us if we would be willing to be interviewed for an article in that magazine and that becomes available they will share that.

WS.2. Adjourn: The meeting was adjourned at 7:00 p.m.

Respectfully Submitted,



Kary Serrano, Secretary, Weber County Planning Commission



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and /or action for final approval of Rock Subdivision, 2 lots; a request for a deferral of curb, gutter, and sidewalk; and the vacation of Lot 60 of Woodland Estates Subdivision - Unit 3.

Agenda Date: Tuesday, April 10, 2012

Applicant: Rock Allen

File Number: LVR 2012-03-09

Property Information

Approximate Address: 2714 Bonneville Terrace Drive

Project Area: 1 acre

Zoning: RE-20

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 07-090-0002

Township, Range, Section: 5 North, 1 West, Section 23

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter: Justin Morris
jmorris@co.weber.ut.us
801-399-8763

Report Reviewer: SW

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Residential Estates Zones RE-15, RE-20

Background

The applicant is requesting final approval of Rock Subdivision, 2 lots. Each lot contains the minimum area and frontage as required by the RE-20 Zone and the Hillside Development Review Procedures and Standards. Lot 2 of the proposed development will be designated as a restricted lot due to the slope. The applicant is requesting a deferral of curb, gutter, and sidewalk along their frontage. This development is within 1.5 miles of the Uintah Elementary School.

Agency Reviews

In review, the Weber School district stated:

This lot is not eligible for elementary busing. A small number of lots to the north of this one are eligible so we currently bus elementary students. Secondary students are eligible. Current stops for all school are located at the intersection of Bonneville Terrace Dr. and Woodland

All other reviewing agencies and departments have responded with no significant concerns. Uintah Highlands Water and Sewer District will provide both culinary water and wastewater services.

Summary of Planning Commission Considerations

- Does the proposed subdivision meet the Weber County Zoning and Subdivision Ordinance?
- Should a deferral of curb, gutter, and sidewalk be recommended?
- Should Lot 60 of Woodland Estates Subdivision – Unit 3 be vacated?

Conformance to the General Plan

This subdivision conforms to the general plan by meeting the requirements of applicable ordinances.

Conditions of Approval

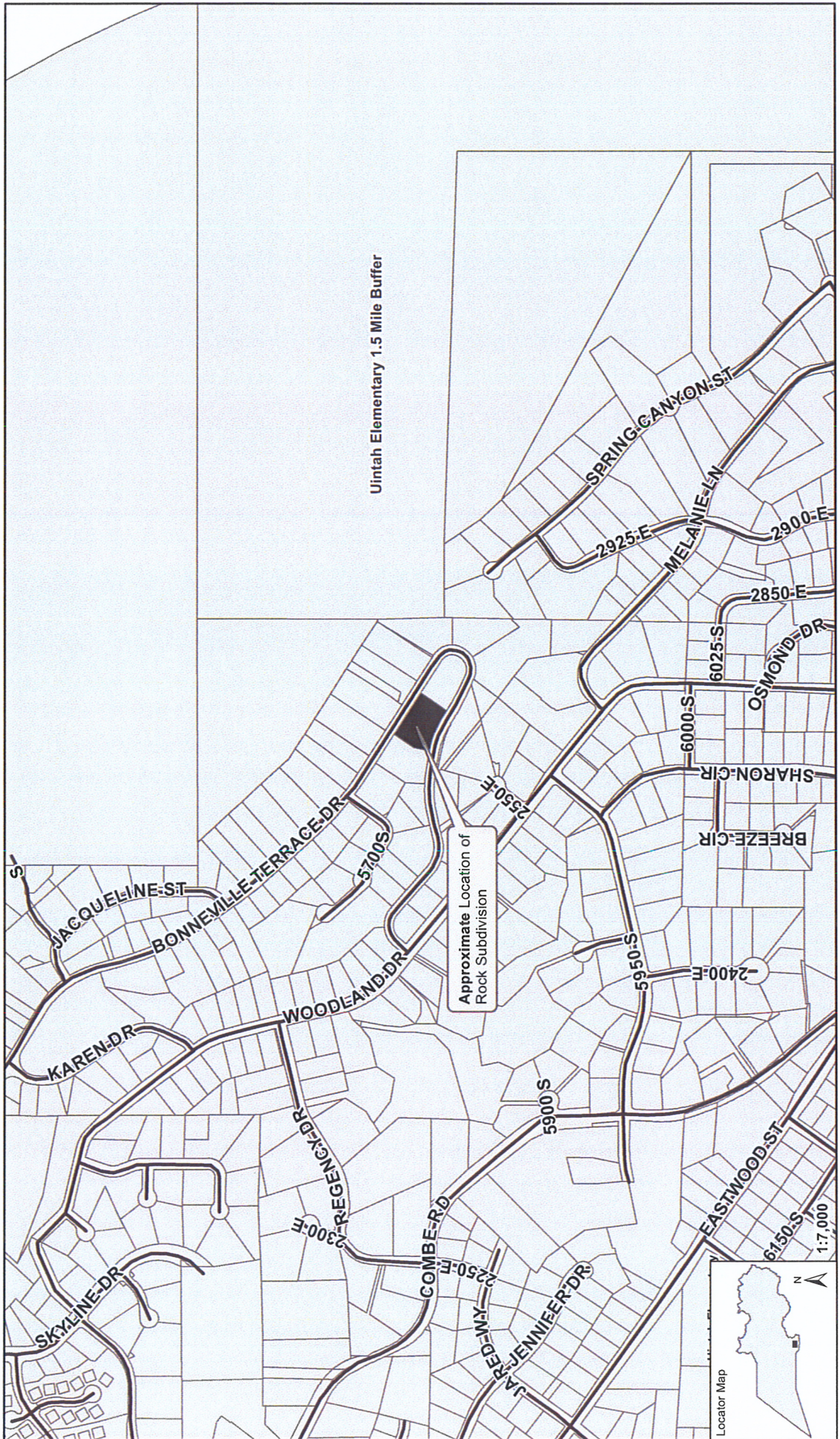
- Requirements of Weber County Engineering Division
- Requirements of Weber Fire District
- Requirements of Weber County Surveyors
- Requirements of Weber County Treasures' Office
- Requirements of Uintah Highlands Water and Sewer District

Staff Recommendation

Staff Recommends final approval of the Rock Subdivision subject to staff and other agency comments, recommendations, and requirements. A recommendation from the Planning Commission to the County Commission is required for the deferral of curb, gutter, and sidewalk, and for the vacation of Lot 60 of Woodland Estates Subdivision Unit - Unit 3.

Exhibits

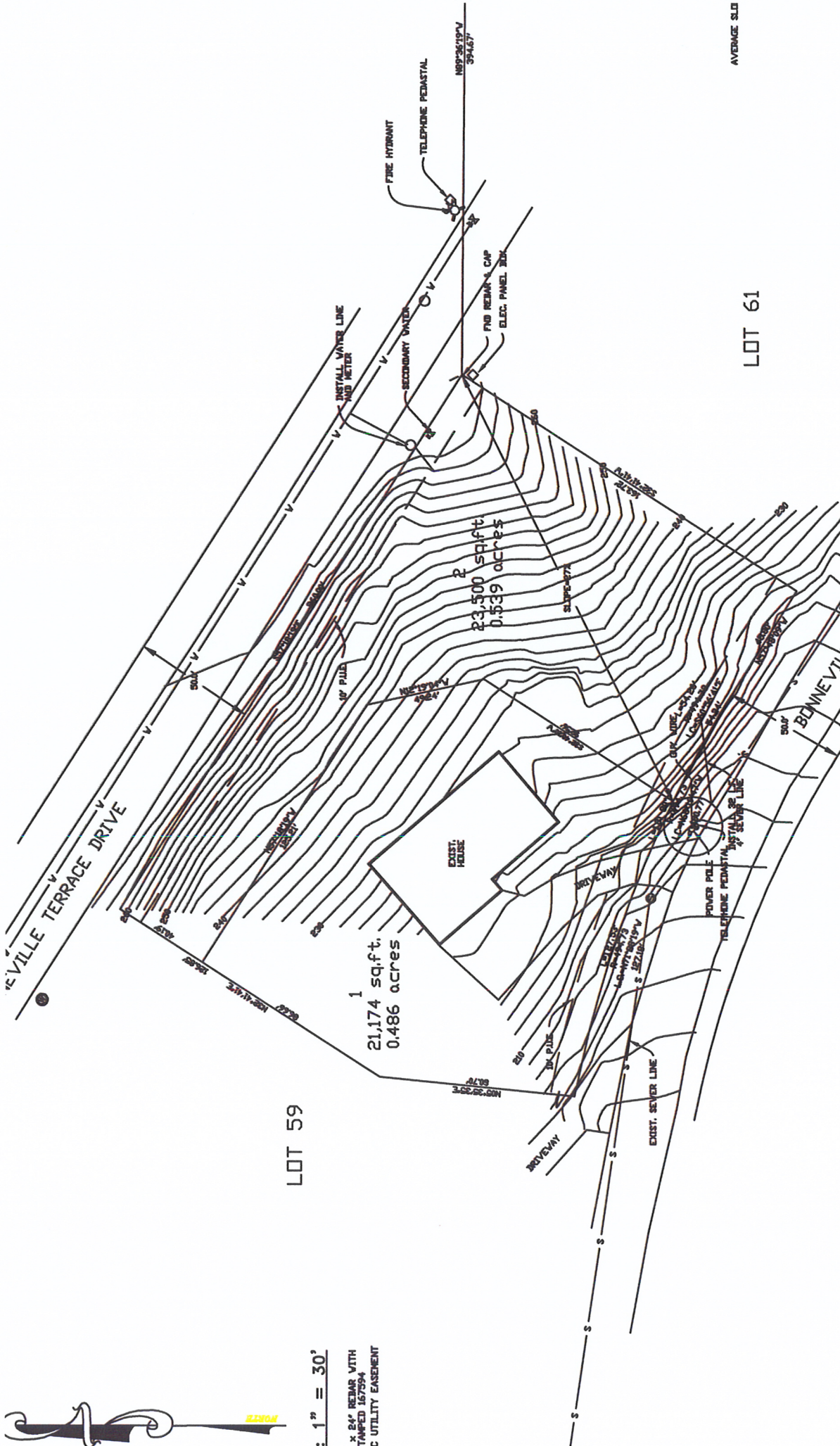
- A. Location map
- B. Proposed subdivision plat
- C. Application





1" = 30'

24" REBAR WITH
TAMPED 167594
C UTILITY EASEMENT



AVENUE SLO

LOT 61

LOT 59

1
21,174 sq.ft.
0.486 acres

EXIST. HOUSE

2
23,500 sq.ft.
0.539 acres

BONNEVILLE

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name <u>Rock Subdivision</u>	Number of Lots <u>2</u>
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Approximate Address <u>2714 Bonneville Terrace Dr. Ogden, UT 84403</u>	Land Serial Number(s) <u>07-090-0002</u>
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Current Zoning <u>R-</u>	Total Acreage <u>1.025 acres</u>
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Culinary Water Provider <u>Utah Highlands Improvement District</u>	Secondary Water Provider <u>Weber Basin Water Consist</u>	Wastewater Treatment <u>Utah Highlands Sewer Improvement Dist.</u>
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Property Owner Contact Information

Name of Property Owner(s) <u>Tracy Allen & Rock W. Allen, Trustees under the Tracy Allen Living Trust, 2/9/96</u>	Mailing Address of Property Owner(s) <u>2714 Bonneville Terrace Drive Ogden, UT 84403</u>
Phone <u>801-510-5734</u>	Fax <u>888-589-0476</u>

Email Address <u>rock@rockallen-law.com</u>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <u>Rock W. Allen</u>	Mailing Address of Authorized Person <u>2714 Bonneville Terrace Drive Ogden, UT 84403</u>
Phone <u>801-510-5734</u>	Fax <u>888-589-0476</u>

Email Address <u>rock@rockallen-law.com</u>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer <u>Landmark Surveying, Inc. (Dallas K. Butters)</u>	Mailing Address of Surveyor/Engineer <u>4646 S. 3500 W. #A-3 West Haven, UT 84401</u>
Phone <u>801-731-4075</u>	Fax

Email Address <u>lsurveying@aol.com</u>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Property Owner Affidavit

I (We), Tracy Allen & Rock W. Allen depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____

(Notary)

Uintah Highlands Improvement District

2401 East 6175 South
Ogden, UT 84403-5344
Phone: 801-476-0945
Fax: 801-476-2012
uhid1@qwestoffice.net

February 10, 2012

Subdivision Planner
Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84401

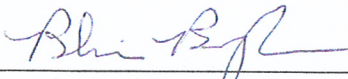
Re: Availability of services for Water and Sanitary Sewer within Uintah Highlands Improvement District for the: Proposed Subdivision for Rock and Tracy Allen

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed planned subdivision of the property owned by Tracy Allen Living Trust for Lot 60, Woodland Estates Subdivision Unit 3, (Parcel No. 07-090-0002), which is located within the boundaries of the Uintah Highlands Improvement District. Based upon the information from the phone conversation with Tracy Allen and under existing conditions, the District hereby states that municipal water and sanitary sewer collection services would be available for the proposed subdivision. The Developer would be responsible to make the connection to the existing services of the District, at the expense of the developer. The lines may be considered private from the connection at the main, which would then be the sole responsibility of the owner. Detailed plans must be submitted and approved and all fees must be paid before a commitment to serve is granted and before construction begins.

This commitment is made expressly subject to the condition that the Developer of the Subdivision shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all water and sewer system improvements within the Subdivision in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 10th day of February, 2012.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By: 
District Manager



Weber County Planning Division

April 2, 2012

To: Western Weber Planning Commission

From: Jim Gentry, Assistant Planning Director

Subject: Proposed amendments to the Agricultural A-1, A-2, and A-3 Zone

Consistent with the Planning Division work program, staff is proposing several amendments to all of the Agricultural Zoning Ordinance Chapters. The changes to the other agricultural chapters are consistent with the proposed changes to the Agricultural A-1, A-2, A-3 Zone.

The changes clarify uses and make the agricultural uses listed consistent with the agricultural definition listed in the zoning ordinance. Currently, uses that have different area requirements other than 40,000 square feet are listed under the 40,000 square feet requirement. This change will list the uses based on area requirement, such as uses that require 5-acres will be listed under a Five (5) Acres Minimum Lot Area requirement. The proposed changes try to balance uses on vacant lots within subdivision and agricultural endeavors.

The following new definitions are proposed to be added to Chapter 1 of the Zoning Ordinance:

Aquaculture: The hatching, raising, and breeding of fish or other aquatic plants or animals within ponds and other bodies of water.

Animals, large: An animal larger than the largest breed of dogs. This term includes horses, cows, llamas, and other mammals customarily kept in corrals or stables.

Agricultural building: A structure designed and constructed to store farm implements or hay, grain, poultry, livestock, fruit, and other agricultural products. Controlled atmosphere and cold storage warehouses are not agricultural buildings. An agricultural building shall not be used for human habitation, processing, treating, packaging agricultural products, or as a place used by the public.

Crop production: Agricultural field and orchard uses including production of: field crops, flowers and seeds, fruits, grains, melons, ornamental crops, tree, and, vegetables, not involving a permanent structure.

Mobile butcher: A butcher who operates a mobile slaughtering truck that goes to residences and farms and does on site slaughtering and custom cutting of animals.

Grazing: Any open land area used to pasture livestock on growing grass or other growing herbage or on dead grass or other dead herbage existing in the place where grown, as the principal subsistence of the livestock so grazed.

Weber County's defines an Agricultural Parcel as "a single parcel of land, at least 5.0 acres in area if vacant, or 5.25 acres with a residential dwelling unit. Since a minimum lot area of the A-1, A-2, and A-3 Zones does not meet Weber County's definition of an agricultural parcel, a requirement was added that the uses on lots less than 5 acres be an accessory use to a dwelling.

Three new uses are proposed. The first two uses do not require a dwelling:

- Crop production which is defined as an "agricultural field and orchard uses including production of: field crops, flowers and seeds, fruits, grains, melons, ornamental crops, trees, and, vegetables, not involving a permanent structure."
- The second use is grazing of animals which is defined as "any open land area used to pasture livestock on growing grass or other growing herbage or on dead grass or other dead herbage existing in the place where grown, as the principal subsistence of the livestock so grazed."
- "Mobile butcher as an accessory use to a dwelling." The new definition for a mobile butcher is "a butcher who operates a mobile slaughtering truck that goes to residences and farms and does onsite slaughtering and custom cutting of animals, including packing."

The above proposals are consistent with the existing interpretation.



Weber County Planning Division

Permitted Uses Requiring Five (5) Acres Minimum Lot Area: Most of the uses are the same as the uses listed in the permitted section of minimum lot area of the A-1, A-2, and A-3 Zones except for a dwelling is not required since five acres meets Weber County's definition of an Agricultural Parcel.

Conditional Uses requiring minimum lot area of the A-1, A-2, and A-3 Zones: The changes made to this section deleted uses that had different area requirements other than the minimum acreage of the zone.

Conditional Uses Requiring Five (5) Acres Minimum Lot Area: This section was created to separate the Five Acres Minimum Lot Area uses from the uses requiring the minimum lot area of the A-1, A-2, and A-3 Zones.

Conditional Uses Requiring Ten (10) Acres Minimum Lot Area: This section was created to separate the Ten Acres Minimum Lot Area uses from the uses requiring minimum lot area of the A-1, A-2, and A-3 Zones.

Please review these policy questions and ordinance amendments, and come prepared to discuss this proposal and any other changes that you feel need to be made or questions you may have.

Existing Definitions:

Agriculture: Use of land for primarily farming and related purposes such as pastures, farms, dairies, horticulture, animal husbandry, and crop production, but not the keeping or raising of domestic pets, nor any agricultural industry or business such as fruit packing plants, fur farms, animal hospitals or similar uses.

Agricultural Parcel: A single parcel of land, at least 5.0 acres in area if vacant, or 5.25 acres with a residential dwelling unit. This definition needs to be fulfilled in order to qualify for the agricultural building exemption.

Corral: A fenced enclosure used for the close confinement of large animals with hay or grain feeding in contrast to pasture feeding.

Definitions to be added to Chapter 1 of the Zoning Ordinance:

Aquaculture: The hatching, raising, and breeding of fish or other aquatic plants or animals within ponds and other bodies of water.

Animals, large: An animal larger than the largest breed of dogs. This term includes horses, cows, llamas, and other mammals customarily kept in corrals or stables.

Agricultural building: A structure designed and constructed to store farm implements or hay, grain, poultry, livestock, fruit, and other agricultural products. Controlled atmosphere and cold storage warehouses are not agricultural buildings. An agricultural building shall not be used for human habitation, processing, treating, packaging agricultural products, or as a place used by the public.

Crop production: Agricultural field and orchard uses including production of: field crops, flowers and seeds, fruits, grains, melons, ornamental crops, tree, and, vegetables, not involving a permanent structure.

Mobile butcher: A butcher who operates a mobile slaughtering truck that goes to residents and farms and does on site slaughtering and custom cutting of animals, including packaging.

Grazing: Any open land area used to pasture livestock on growing grass or other growing herbage or on dead grass or other dead herbage existing in the place where grown, as the principal subsistence of the livestock so grazed.

CHAPTER 5

AGRICULTURAL ZONE A-1

March 15, 2012

7-76

- 5-1. Purpose and Intent
 - 5-1a. Agriculture Preferred Use
 - 5-2. Permitted Uses Requiring 40,000 Square Feet Minimum Lot Area
 - 5-3. Permitted Use Requiring Two (2) Acres Minimum Lot Area
 - 5-4. Permitted Use Requiring Five (5) Acres Minimum Lot Area
 - 5-5. Conditional Uses Requiring 40,000 Square Feet Minimum Lot Area
 - 5-6. Conditional Uses Requiring Two (2) Acres Minimum Lot Area
 - 5-7. Conditional Uses Requiring Five (5) Acres Minimum Lot Area
 - 5-8. Conditional Uses Requiring Ten (10) Acres Minimum Lot Area
 - 5-69. Site Development Standards
 - 5-710. Sign Regulations
-

5-1. Purpose and Intent

The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

5-1a. Agriculture Preferred Use

Agriculture is the preferred use in Agriculture Zone A-1. All agricultural operations shall be permitted at any time, including the operation of farm machinery and with no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

6-80

5-2. Permitted Uses Requiring 40,000 Square Feet Minimum Lot Area

1. Accessory building, not including agricultural buildings unless or use customarily incidental to any as an accessory use to a dwelling or accessory building to another main use listed in this ordinance in any permitted or conditional use
2. Agriculture, ~~agricultural experiment station~~; apiary, aviary, ~~or aquarium~~ aquaculture as an accessory use to a dwelling
3. Animals or fowl kept for family food production as an accessory use to a dwelling
4. Cemetery; ~~chinchilla raising, convalescent or rest home~~
5. Assisted living, Convalescent or rest home
56. Church, synagogue or similar building used for regular religious worship
67. Cluster subdivision ~~in accordance with~~ subject to Chapter 22B of this Zoning Ordinance.
78. Corral, stable or building for keeping animals or fowl, located on a lot with a dwelling, provided such structure shall be located not less than one hundred (100) feet from a public street and not less than twenty-five (25) feet from any side or rear lot line, and provided that not more than two (2) large animal may be kept for each one-half (1/2) acre of land used for large animals within any lot
9. Crop production

- ~~810.~~ A temporary fruit or vegetable stand during the harvest months, and the size of the stand not greater than 100 square feet for the sale of produce grown on the premises only
- ~~911.~~ Golf course, except excluding miniature golf course
- ~~1012.~~ Greenhouse and nursery limited to sale of materials produced on premises and with no retail shop operation as an accessory use to a dwelling
- ~~1113.~~ Grazing of animals, but does not include corrals or agricultural buildings
- ~~1214.~~ Home occupations 96-35, 2010-20
- ~~1315.~~ Household pets
- ~~1416.~~ Mobile butcher as an accessory use to a dwelling
- ~~1517.~~ Parking lot accessory to uses allowed in this zone
- ~~1618.~~ Private Park, playground, or recreation area but not including privately owned commercial amusement business
- ~~1719.~~ Private stables; horses for private use only, provided that not more than two (2) horses may be kept for each one-half (1/2) acre of land used for horses within any lot 14-92
- ~~1820.~~ Public building; Public Park, recreation grounds and associated buildings; public school; private educational institution having a curriculum similar to that ordinarily given in public schools
- ~~1921.~~ Residential Facility for Handicapped Persons meeting the requirements of Chapter 23-13 of this Ordinance
- ~~2022.~~ Residential Facility for Elderly Persons meeting the requirements of Chapter 23-15 of this Ordinance 12-91, 2009-14
- ~~2123.~~ Single family dwelling
- ~~2224.~~ Sugar beet loading or collection station
- ~~2325.~~ Temporary buildings or use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work

5-3. Permitted Uses Requiring Two (2) Acres Minimum Lot Area

1. Two family dwelling

5-4. Permitted Uses Requiring Five (5) Acres Minimum Lot Area

2008-31

- ~~1.~~ Agricultural building
- ~~2.~~ Agriculture, agricultural experiment station, apiary, aviary, or aquaculture
- ~~3.~~ Corral, stable or building for keeping animals or fowl, provided such structure shall be located not less than one hundred (100) feet from a public street and not less than twenty-five (25) feet from any side or rear lot line. Private stables; large animals for private use only, provided that not more than two (2) large animals may be kept for each one-half (1/2) acre of land used for large animals within any lot.
- ~~4.~~ Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and sold is produced on the premises
- ~~5.~~ Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver
- ~~6.~~ Fruit and vegetable storage and packing plant for produce grown on premises
- ~~7.~~ Fur farm
- ~~8.~~ The keeping and raising of not more than ten (10) hogs, more than sixteen weeks (16) old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises
- ~~9.~~ The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house shall:
 - ~~A.~~ not exceed a density of twenty five (25) head per acre of used land;
 - ~~B.~~ be carried on during the period of September 15 through April 15 only.

C. ~~be not closer than three hundred (300) feet to any dwelling, public or semi-public building on an adjoining parcel of land; and,~~

D. ~~not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation.~~ 9-65

Livestock feed lot in conjunction with, the raising and grazing of cattle, sheep, horses, goats, or other livestock as part of a farming operation. This includes the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer shall:

a. not exceed a density of twenty-five (25) head per acre of used; and,

b. be carried on during the period of September 15 through April 15 only; and,

c. not be closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land.

10. A fruit or vegetable stand for produce grown on the premises only

5-5. Conditional Uses Requiring 40,000 Square Feet Minimum Lot Area

2010-20

The following uses shall be permitted only when authorized by a Conditional Use Permit obtained as provided in Chapter 22C of this Zoning Ordinance.

1. ~~Animal hospital or clinic; dog breeding, dog kennels, or dog training school, on a minimum of two acres and not exceeding 10 dogs of more than 10 weeks old, per acre, at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line.~~ 30-85

21. Child day care other than a home occupation 97-8

32. Circus or transient amusement

43. Educational/Institutional Identification Sign 20-94, 30-94

5. Greenhouse and Nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod 11-77

6. Planned Residential Unit Development in accordance with Chapter 22D of this Zoning Ordinance 3-72

74. Private Park, playground or recreation grounds and buildings not open to the general public and to which no admission charge is made, but not including private owned commercial amusement business

8. Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than 10 horses per acre 7-81

9. Public Equestrian Training and Stable Facilities on a tract of land with a minimum of 10 acres in area and at a density of not more than 5 horses per acre 10-87

105. Public storage facilities developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance

116. Public Utility Substations 96-42

127. Radio or television station or tower

138. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time as an accessory use to a dwelling 4-7

149. School Bus parking, provided the vehicle is parked at least 30 feet from a public street and as an accessory use to a dwelling 3-84

15. Slaughtering, dressing, and marketing on a commercial scale of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five (5) acres

16. The overnight parking of not more than one vehicle other than an automobile, light truck or recreational vehicle, of not more than twenty-four thousand (24,000) lbs. net weight, on property of not less than two acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street 3-84

17. The use and storage of farm equipment and other related equipment such as a backhoe, front-end loader or up to a ten-wheel truck, to be used by a farm owner, farm employee and/or a contracted farm operator of a bona-fide farm operation consisting of five (5) acres or more, for off-farm, non-agricultural related, construction

work to supplement farm income	3-84, 2008-31
1810. Wastewater treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations	16-72
1911. Residential facility for troubled youth subject to the requirements listed in Chapter 23-14	6-92, 2009-14
2012. Laboratory facility for agricultural products and soils testing	99-9
2113. Small Wind Energy System	2008-8

5-6 Conditional Uses Requiring Two (2) Acres Minimum Lot Area

1. Animal hospital or clinic
2. Dog breeding, dog kennels, or dog training school, as an accessory to a single family dwelling not exceeding 10 dogs of more than 10 weeks old, per acre, at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line
3. The overnight parking of not more than one vehicle other than an automobile, light truck or recreational vehicle, of not more than twenty-four thousand (24,000) lbs. net weight, which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street

5-7 Conditional Uses Requiring Five (5) Acres Minimum Lot Area

1. Greenhouse and Nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod
2. Private Equestrian Training and Stable facilities at a density of not more than 10 horses per acre
3. Slaughtering, dressing, and marketing on a commercial scale of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals
4. The use and storage of farm equipment and other related equipment such as a backhoe, front-end loader or up to a ten-wheel truck, to be used by a farm owner, farm employee and/or a contracted farm operator of a bona-fide farm operation for off-farm, non-agricultural related, construction work to supplement farm income
5. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time

5-8. Conditional Uses Requiring Ten (10) Acres Minimum Lot Area

1. Public Equestrian Training and Stable Facilities on a tract of land at a density of not more than 5 horses per acre
2. Planned Residential Unit Development subject to Chapter 22D of this Zoning Ordinance

5-69. Site Development Standards

		<u>Permitted and Conditional Uses</u>	<u>Permitted and Conditional Uses Requiring 2, 5 & 10 Acres Minimum</u>
1.	Minimum lot area	40,000 sq. feet	2 acres - 5 acres - <u>10</u>
23.	Minimum lot width	150 feet	150 feet
34.	Minimum yard setbacks		
	1. Front	30 feet	30 feet
	2. Side		

	A. Dwelling	10 feet with total width of two side yards not less than 24 feet	
	B. other main building	20 ft. each side	20 ft. each side
	C. accessory building	10 feet except one ft. if located at least 10 feet in rear of main building	
	D. accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials- see Chapter 23-16.		14-91, 2009-14
3.	Side, facing street corner lot	20 feet	20 feet
4.	Rear		
	A. main building	30 feet	30 feet
	B. accessory building	one foot except 10 feet where accessory building on a corner lot rears on side yard of an adjacent lot.	
45.	Main Building Height		
	1. Minimum	one story	one story
	2. Maximum	35 ft.	35 ft.
56.	Accessory Building Height	25 feet unless meeting requirements of Chapter 23-16, Large Accessory Buildings.	
			8-2002, 2009-14

5-710. Sign Regulations

The height, size, and location of the following permitted signs shall be in accordance with the regulations set forth in Chapter 32 of this Zoning Ordinance.

1. Business Signs - for legal nonconforming commercial or industrial use including flat, freestanding, projecting, temporary or wall type signs
2. Name Plates - flat or wall type
3. Identification and Information Signs - directional, flat, freestanding, projecting, temporary or wall type signs
4. Property Signs - directional, flat, freestanding, projecting temporary or wall type signs
5. Service Signs - directional, flat, freestanding, or projecting type signs

CHAPTER 6

AGRICULTURAL A-2 ZONE

March 15, 2012

7-76

- 6-1. Purpose and Intent
 - 6-1a. Agriculture Preferred Use
 - 6-2. Permitted Uses
 - 6-3. Permitted Uses Requiring Five (5) Acres Minimum Lot Area
 - 6-4. Conditional Uses (Other Main Uses Requiring 2 Acres)
 - 6-5. Conditional Uses Requiring Five (5) Acres Minimum Lot Area
 - 6-6. Conditional Uses Requiring Ten (10) Acres Minimum Lot Area
 - 6-57. Site Development Standards
 - 6-68. Sign Regulations
-

6-1. Purpose and Intent

The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved.

6-1a. Agriculture Preferred Use

Agriculture is the preferred use in Agriculture Zone A-2. All agricultural operations shall be permitted at any time, including the operation of farm machinery and with no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

6-80

6-2. Permitted Uses

1. Accessory building not including agricultural buildings unless or use customarily incidental to any permitted or conditional use as an accessory use to a dwelling or accessory building to another main use listed in this ordinance
2. Agriculture, ~~agricultural experiment station~~; apiary, aviary, or aquarium as an accessory use to a dwelling
3. Animals or fowl kept for family food production as an accessory use to a dwelling
4. Cemetery; ~~chinchilla raising, convalescent or rest home~~
5. Assisted living, Convalescent or rest home
56. Church, synagogue or similar building used for regular religious worship
67. Cluster subdivision in ~~accordance with~~ subject to Chapter 22B of this Zoning Ordinance
78. Corral, stable or building for keeping animals or fowl, located on a lot with a dwelling, provided such structure shall be located not less than one hundred (100) feet from a public street and not less than twenty-five (25) feet from any side or rear lot line, and provided that not more than two (2) large animals may be kept for each one-half (1/2) acre of land used for large animal within any lot
9. Crop production
810. A temporary fruit or vegetable stand during the harvest months, and the size of the stand not greater than 100 square feet for the sale of produce grown on the premises only
911. Golf course, ~~except~~ excluding miniature golf course
1012. Greenhouse and nursery limited to sale of materials produced on premises ~~and with no retail shop operation~~ as an accessory use to a dwelling

13. Grazing of animals, but does not include corrals or agricultural buildings

~~1114. Home occupations –with no visiting clientele~~

96-35

~~1215. Household pets~~

16. Mobile butcher as an accessory use to a dwelling

~~1317. Parking lot accessory to uses allowed in this zone~~

~~14. Private park, playground or recreation area, but not including privately owned commercial amusement business~~

~~15. Private stables, horses for private use only and provided that not more than two (2) horses may be kept for each one-half (1/2) acre within any lot~~

~~1618. Public building; public park, recreation grounds and associated buildings; public school; private education institution having a curriculum similar to that ordinarily given in public schools~~

~~1719. Single family dwelling~~

~~18. Sugar beet loading or collection station and dump sites~~

~~1920. Temporary buildings for use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work~~

6-3. Permitted Uses Requiring Five (5) Ares Minimum Lot Area

8-84, 2008-31

1. Agricultural building

2. Agriculture, agricultural experiment station, apiary, aviary, or aquarium

3. Corral, stable or building for keeping animals or fowl, provided such structure shall be located not less than one hundred (100) feet from a public street and not less than twenty-five (25) feet from any side or rear lot line. Private stables; large animals for private use only, provided that not more than two (2) large animal may be kept for each one-half (1/2) acre of land used for large animals within any lot.

14. Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and sold is produced on the premises

25. Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver

36. Fur farm

47. Golf driving range

58. Grain storage elevators

9. Greenhouse and nursery limited to sale of materials produced on premises and with no retail shop operation

610. The keeping and raising of not more than ten (10) hogs more than sixteen (16) weeks old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises

711. Public stables

812. The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house shall:

A. not exceed a density of forty (40) head per acre of used and;

B. be carried on during the period of September 15 through April 15 only;

C. be not closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land; and,

D. not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation—9-65

Livestock feed lot in conjunction with, the raising and grazing of cattle, sheep, horses, goats, or other livestock as part of a farming operation. This includes the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer shall:

a. not exceed a density of twenty-five (25) head per acre of used; and,

b. be carried on during the period of September 15 through April 15 only; and,

c. not be closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land.

13. A fruit or vegetable stand for produce grown on the premises only

6-4. Conditional Uses (Other Main Uses Requiring 2 Acres)

The following uses shall be permitted only when authorized by a Conditional Use Permit obtained as provided in Chapter 22C of this Zoning Ordinance.

1. Airports, private and commercial
2. Animal hospital or clinic. Dog breeding, dog kennels, or dog training school as an accessory use to a dwelling, on a minimum of two acres and not exceeding 10 dogs of more than 10 weeks old, per acre, at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line 30-85
3. Child day care
4. Circus or transient amusement
5. Commercial campgrounds and picnic areas meeting the requirements of the Forest Campground Ordinance of Weber County
6. Correctional institution
7. Educational/Institutional Identification Sign 20-94, 30-94
- ~~8. Gun Club; Greenhouse and Nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod 11-77~~
- ~~9. Home occupations with visiting clientele 96-35~~
- ~~10. Horse racing and training track, cutter racing track, including indoor concessions as an accessory use~~
- ~~11. Mines, quarries, gravel pits in accordance with Weber County Excavation and Clean Fill Ordinance~~
- ~~12. Outdoor recreation club activities for horse riding, bow and arrow shooting, snowmobiling, etc.~~
- ~~13. Planned Residential Unit Development in accordance with Chapter 22C of this Zoning Ordinance 3-72~~
- ~~14. Private park, playground or recreation area not open to the general public and to which no admission charge is made, but not including privately owned commercial business~~
- ~~15. Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than 10 horses per acre 7-81~~
- ~~16. Public storage facilities developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance~~
- ~~17. Public Utility Substations 96-42~~
- ~~18. Radio or television station or tower~~
- ~~19. Raising and slaughtering of rabbits as an accessory use to a dwelling, limited to a maximum of five hundred (500) rabbits at any one time~~
- ~~20. Residential Facilities for Handicapped Persons meeting the requirements of Chapter 23-13 of this Ordinance 16-86, 2009-14~~
- ~~21. Residential Facility for Elderly Persons meeting the requirements of Chapter 23-15 of this Ordinance 12-91, 2009-14~~
- ~~22. Rodeo grounds~~
- ~~23. School bus parking as an accessory use to a dwelling, provided the vehicle is parked at least 30 feet from a public street 18-84~~
- ~~24. Skeet shooting range; sanitariums~~
- ~~25. Slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five (5) acres~~
- ~~26. The overnight parking of not more than one vehicle other than an automobile, light truck or recreation vehicle, of not more than twenty-four thousand (24,000) pounds net weight, on property of not less than two acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street 18-84~~
- ~~27. The use and storage of farm equipment and other related equipment such as a backhoe, front end loader or up to a ten wheel truck, to be used by a farm owner, farm employee and/or a contracted farm operator of a bona fide farm operation consisting of five (5) acres or more, for off farm, non-agricultural related, construction work to supplement farm income 18-84, 2008-31~~
- ~~28. Turf horse jumping course~~
- ~~29. Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations 16-72~~
- ~~30. Residential facility for troubled youth subject to the requirements listed in Chapter 23-14 6-92, 2009-14~~
- ~~31. Commercial soil composting, manufacture, and sales on a minimum of 10 acres 18-94~~

6-5. Conditional Uses Requiring Five (5) Acres Minimum Lot Area

1. Gun Club; Greenhouse and Nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod
 2. Slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals
 3. The use and storage of farm equipment and other related equipment such as a backhoe, front-end loader or up to a ten-wheel truck, to be used by a farm owner, farm employee and/or a contracted farm operator of a bona-fide farm operation, for off-farm, non-agricultural related, construction work to supplement farm income
 4. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time
-

6-6. Conditional Uses Requiring Ten (10) Acres Minimum Lot Area

1. Planned Residential Unit Development in accordance subject to Chapter 22C of this Zoning Ordinance
 2. Private Equestrian Training and Stable facilities at a density of not more than 10 horses per acre
 3. Commercial soil composting, manufacture, and sales
-

6-57. Site Development Standards

	<u>Permitted and Conditional Uses</u>	<u>Permitted and Conditional Uses Requiring 2, 5 & 10 Acres Minimum</u>
1. Minimum lot area		
A. Single Family Dwelling	40,000 sq. ft.	-----
B. Other	Two Acres	Two, Five or Ten acres
2. Minimum lot width	150 feet	300 feet
3. Minimum yard setbacks		
A. Front	30 feet	30 feet
B. Side		
1. dwelling	10 feet with total width of two side yards not less than 24 feet	
2. other main building	20 feet each side	20 feet each side
3. accessory building	10 feet except one foot if located at least six (6) feet in rear of main building	
4. accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials	-See Chapter 23-16	14-91, 2009-14
C. Side; facing street	20 feet	20 feet
D. Rear		
1. main building	30 feet	30 feet
2. accessory building	one ft. except 10 ft. where accessory building on a corner lot rears on side yard of an adjacent lot	
4. Main Building Height		
A. Minimum	one story	one story

B. Maximum	35 feet	35 feet
5. Accessory Building Height	25 feet unless meeting requirements of Chapter 23- 16, Large Accessory Buildings. 8-2002, 2009-14	

6-68. Permitted Signs

The height, size, and location of the following permitted signs shall be in accordance with the regulations set forth in Chapter 32 of this Zoning Ordinance.

1. Business Signs - for legal nonconforming commercial or industrial use including flat, freestanding, projecting, temporary or wall type signs
 2. Name Plates - flat or wall type
 3. Identification and Information Signs - directional, flat, freestanding, projecting, temporary or wall type signs
 4. Property Sign - directional, flat, freestanding, projecting, temporary or wall type signs
 5. Service Signs - directional, flat, freestanding or projecting type signs
 6. Off Premise Sign, Advertising - directional flat, freestanding, projecting, roof or wall type signs
-

CHAPTER 7

AGRICULTURAL A-3 ZONE

March 7, 2012

- 7-1. Purpose and Intent
 - 7-1a. Agriculture Preferred Use
 - 7-2. Permitted Uses
 - 7-3. Permitted Uses Requiring Five (5) Acre Minimum Lot Area
 - 7-4. Conditional Uses
 - 7-5. Conditional Uses Requiring Two (2) Acres Minimum Lot Area
 - 7-6. Conditional Uses Requiring five (5) Acres Minimum Lot Area
 - 7-57. Site Development Standards
 - 7-68. Sign Regulations
-

7-1. Purpose and Intent

The purpose of the A-3 Zone is to designate farming areas where heavy agricultural pursuits can be permanently maintained.

7-1a. Agriculture Preferred Use

6-80

Agriculture is the preferred use in Agriculture Zone A-3. All agricultural operations shall be permitted at any time, including the operation of farm machinery and with no agriculture use shall be subject to restriction because it interferes with other uses permitted in the zone.

7-2. Permitted Uses on a Minimum of Two (2) Acres

1. Accessory building, not including agricultural buildings unless or use customarily incidental to any as an accessory use to a dwelling or accessory building to another main use listed in this ordinance in any permitted or conditional use
2. Agriculture, ~~agricultural experiment station~~; apiary, aviary, or aquarium aquaculture as an accessory use to a dwelling
3. Animals or fowl kept for food production as an accessory use. Animal hospital or clinic; dog breeding, dog kennel, dog training school as an accessory use to a dwelling, provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line
4. Cemetery, ~~chinchilla raising, convalescent or rest home~~
5. Assisted living, Convalescent, or rest home
56. Church, synagogue, or similar building used for regular religious worship
67. Cluster subdivision in accordance with Chapter 22B of this Zoning Ordinance
78. Corral, stable or building for keeping animals or fowl, located on a lot with a dwelling, provided such structure shall be located not less than one hundred (100) feet from a public street and not less than twenty-five (25) feet from any side or rear lot line, and provided that not more than two (2) large animals may be kept for each one-half (1/2) acre of land used for large animal within any lot
9. Crop production
810. A temporary fruit or vegetable stand during the harvest months, and the size of the stand not greater than 100 square feet for the sale of produce grown on the premises
911. Golf course, ~~except~~ excluding miniature golf course
12. Grazing of animals, but does not include corrals or agricultural buildings

- ~~10~~13. Greenhouse and nursery with no retail shop operation area as an accessory use to a dwelling 96-35, 2010-20
- ~~11~~14. Home occupations
- ~~12~~15. Household pets
16. Mobile butcher as an accessory use to a dwelling
- ~~13~~17. Parking lot accessory to uses allowed in this Zone
14. Private Park, playground or recreation area but not including privately owned commercial amusement business
15. Private stables, horses for private use only, and provided that not more than two (2) horses may be kept for each one-half (1/2) acre of land used for horses within any lot 14-92
- ~~16~~18. Public building, public park, recreation grounds and associated buildings; public school; private educational institution having a curriculum similar to that ordinarily given in public schools
- ~~17~~19. Single family dwelling
18. ~~Sugar beet loading or collection station and dump sites~~
- ~~19~~20. Temporary buildings for use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work
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7-3. Permitted Uses Requiring Five (5) Acres Minimum Lot Area

1. Agriculture, apiary, aviary, or aquaculture
2. Agricultural building
3. Corral, stable or building for keeping animals or fowl, provided such structure shall be located not less than one hundred (100) feet from a public street and not less than twenty-five (25) feet from any side or rear lot line. Private stables; large animals for private use only, provided that not more than two (2) large animal may be kept for each one-half (1/2) acre of land used for large animals within any lot.
14. Dairy or creamery
25. Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and sold is produced on the premises
36. Dog pound
47. Farms devoted to the hatching, raising, fattening, slaughtering, dressing and marketing of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver hatched or raised on the premises
58. Fur farm
69. Golf driving range
710. Grain storage elevators
11. Greenhouse and nursery with or without retail shop operation
812. The keeping and raising of not more than ten (10) hogs, more than sixteen (16) weeks old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises
913. Public stables or private stables, provided that not more than two (2) horses may be kept for each one-half (1/2) acre of land used for horses within any lot
1014. The raising and grazing of horses, cattle, sheep, or goats as part of a farming operation including the supplementary of full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house, shall:
 - A. not exceed a density of forty (40) head per acre of used land;
 - B. be carried on during the period of September 15 through April 15 only;
 - C. be not closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land; and,
 - D. not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation
- Livestock feed lot in conjunction with, the raising and grazing of cattle, sheep, horses, goats, or other livestock as part of a farming operation. This includes the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer shall:
 - a. not exceed a density of twenty-five (25) head per acre of used; and,
 - b. be carried on during the period of September 15 through April 15 only; and,
 - c. not be closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land.
- ~~11~~15. Riding academies

~~1216.~~ Sanitariums and hospitals

~~17.~~ A fruit or vegetable stand for produce grown on the premises only

7-4. Conditional Uses Requiring 2 Acres

2010-20

The following uses shall be permitted only when authorized by a Conditional Use Permit obtained as provided in Chapter 22C of this Zoning Ordinance.

1. Airports, private and commercial
2. Child day care 97-8
3. Circus or transient amusements
4. Commercial campgrounds and picnic areas meeting the requirements of the Forest Campground Ordinance of Weber County
5. ~~Commercial soil composting manufacture and sale~~
6. Correctional institution
7. Educational/Institutional Identification Sign 20-94, 30-94
8. ~~Hog ranch provided that no person shall feed any hogs any market refuse, home refuse, garbage or offal other than that produced on the premises, all pens and housing for hogs shall be concrete and maintained in a sanitary manner and drainage structures and disposal of animal waste shall be provided and properly maintained as required by the Building Inspector and Health Officer~~
98. Horse racing and training track, cutter-racing track, including indoor concessions as an accessory use
109. Livestock feed or sales yard
1110. Manure spreading, drying and sales
1211. Mines, quarries, gravel pits in accordance with the Weber County Excavation Ordinance
1312. Outdoor recreation club activities for horse riding, bow and arrow shooting, snowmobiling, etc.
14. ~~Planned Residential Unit Development in accordance with Chapter 22D of this Zoning Ordinance~~ 3-72
1513. Private park, playground or recreation area not open to the general public and to which no admission charge is made, but not including privately owned commercial amusement business
1614. Public storage facility developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance
1715. Public Utility Substations 96-42
1816. Radio or television station or tower
1917. Residential Facilities for Handicapped Persons meeting the requirements of Chapter 23-13 of this Ordinance 16-86, 2009-14
2018. Residential Facility for Elderly Persons meeting the requirements of Chapter 23-15 of this Ordinance 12-91
2119. Rodeo grounds
2220. School bus parking, provided the vehicle is parked at least 30 feet from a public street as an accessory use to a dwelling 18-84
23. Slaughterhouse
24. Stockyards
2521. The overnight parking or not more than one vehicle other than an automobile, light truck or recreation vehicle, of not more than twenty-four thousand (24,000) pounds net weight, on property ~~of not less than two acres in area and upon~~ which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street 18-84
26. ~~The use and storage of farm equipment and other related equipment such as a backhoe, front end loader or up to a ten wheel truck, to be used by a farm owner, farm employee and/or a contracted farm operator of a bona fide farm operation consisting of five (5) acres or more, for off farm, non-agricultural related, construction work to supplement farm income.~~ 2008-31
2722. Turf horse jumping course
2823. Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations
2924. Residential facility for troubled youth subject to the requirements listed in Chapter 23-14 6-92, 2009-14
30. ~~Gun Club with 5 acre minimum parcel~~ 98-36
31. ~~Skeet Shooting Range with 5 acre minimum parcel~~ 98-36
3225. Laboratory facility for agricultural products and soils testing 99-9
3326. Small Wind Energy System 2008-8

7-5. Conditional Uses Requiring Five (5) Acres Minimum Lot Area

1. The use and storage of farm equipment and other related equipment such as a backhoe, front-end loader or up to a ten-wheel truck, to be used by a farm owner, farm employee and/or a contracted farm operator of a bona-fide farm operation, for off-farm, non-agricultural related, construction work to supplement farm income.
 2. Gun Club
 3. Skeet Shooting Range
 4. Commercial soil composting manufacture and sale
 5. Hog ranch provided that no person shall feed any hogs any market refuse, home refuse, garbage or offal other than that produced on the premises, all pens and housing for hogs shall be concrete and maintained in a sanitary manner and drainage structures and disposal of animal waste shall be provided and properly maintained as required by the Building Inspector and Health Officer
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7-6. Conditional Uses Requiring Ten (10) Acres Minimum Lot Area

1. Planned Residential Unit Development subject to Chapter 22D of this Zoning Ordinance
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7-57. Site Development Standards

	Permitted Uses & Conditional Uses	Permitted Uses Requiring 5 Acres
1. Minimum lot area	two acres	five acres
2. Minimum lot width	150 feet	300 feet
3. Minimum yard setbacks		
A. Front	30 feet	30 feet
B. Side		
1. dwelling	10 feet with total width of two side yards not less than 24 feet	
2. other main building	20 feet on each side	20 feet on each side
3. accessory building	10 ft. except one ft. if located at least six feet in rear of main building	
4. accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials	- See Chapter 23-16.	14-91, 2009-14
C. Side; facing street on corner lot	20 feet	20 feet
D. Rear		
1. main building	30 feet	30 feet
2. accessory building	one foot except 10 feet where accessory building on a corner lot rears on side yard of an adjacent lot	
4. Main Building Height		
A. Minimum	one story	one story
B. Maximum	35 ft.	35 ft.
5. Accessory Building Height	25 feet unless meeting requirements of Chapter 23-16, Large Accessory Buildings	8-2002, 2009-14

7-68. Sign Regulations

The height, size, and location of the following permitted signs shall be in accordance with the regulations set forth in Chapter 32 of this Zoning Ordinance.

1. Business Signs - for legal nonconforming commercial or industrial use including flat, freestanding, projecting, temporary or wall type signs

2. Name Plates - flat or wall type
 3. Identification and Information Signs - directional, flat free standing, projecting, temporary or wall type signs
 4. Property Signs - directional, flat, freestanding, projecting, temporary or wall type signs
 5. Service Signs - directional, flat, freestanding or projecting type signs
 6. Off Premise Sign, Advertising, - directional, flat, freestanding, projecting roof or wall type signs
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